

WHY DO YOU KEEP ON RENTING?

Wouldn't you stop renting, if you could buy a place with the rent you are now paying? Suppose that you were offered a home for \$320.00 and could use \$200.00 of the \$320.00 in improving the place—you certainly expect to own a home some time, but you never hoped to get one with so little cash. You can do it now, however, if you do not let some one else get ahead of you—only five men can avail themselves of this opportunity.

Just a few words as to the price. Do not forget that the best land now will be the best land five years from now. If the best land in the county doubles in value in the next five years, this land will double in value in that time, while second rate land may never double in value. You can take poor land at \$10.00 per acre and spend a number of years in paying it out—take the best land in the county at \$30.00 and one or two good crops will pay it out.

This land, consisting of 640 acres, is divided into five tracts and described as follows:

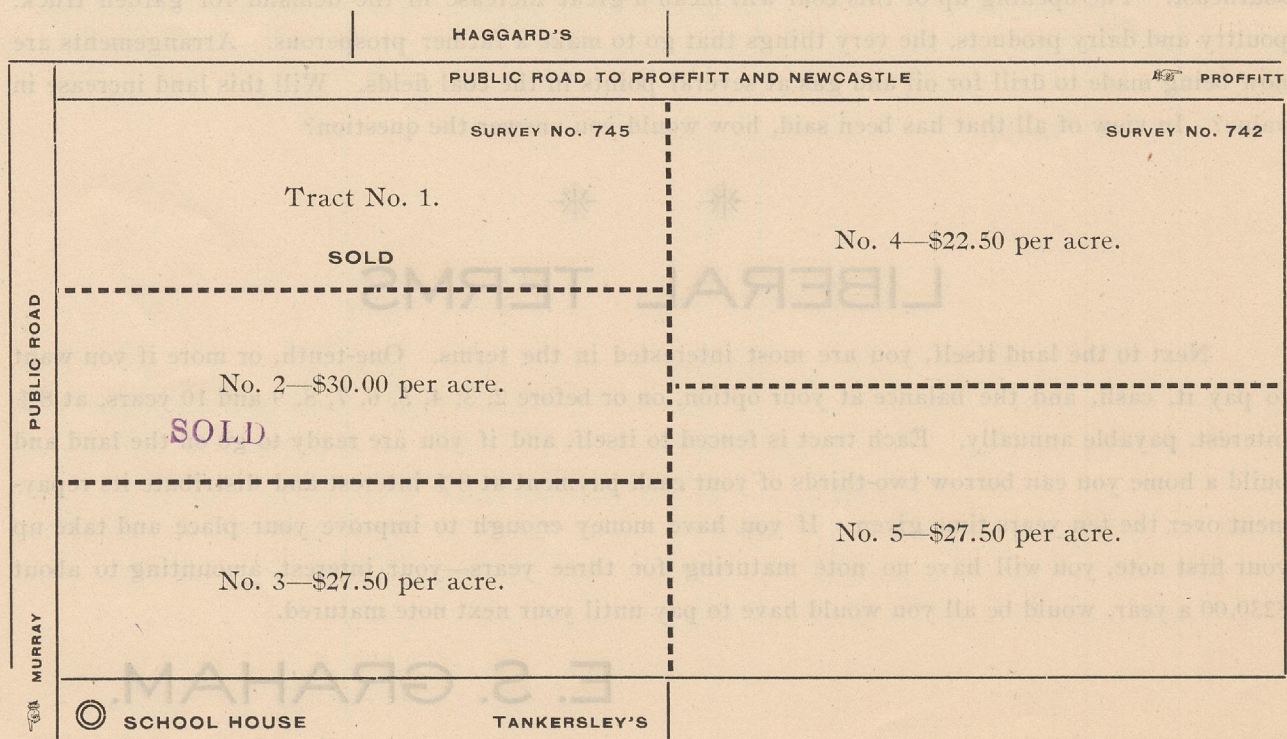
No. 1 consists of 106 $\frac{2}{3}$ acres, sold to County Judge of Young County at \$30.00 per acre, on the terms given below.

SOLD No. 2 consists of 106 $\frac{2}{3}$ acres, all fenced with 4 wires, practically all clear with the exception of some mesquite along the west side, and ready for the plow. There is little or no choice between this and No. 1. Price, \$30.00 per acre, on terms cited on the reverse side of this sheet.

No. 3 consists of 106 $\frac{2}{3}$ acres, all fenced with 4 wires; about one-half of this tract is practically clear from mesquite and ready for the plow, the remaining half is fairly well set in mesquite, about eight or ten acres along the south line is slightly broken, but there is neither rock nor gravel, and the entire tract can be cultivated. Price, \$27.50 per acre, on terms cited on the reverse side of this sheet.

No. 4 consists of 160 acres, all fenced with 4 wires, about 80 acres practically clear and ready for the plow, about 30 acres fairly well set in mesquite and about 50 acres that is slightly broken, but all fine pasture land and most of it can be cultivated. Price, \$22.50 per acre, on terms cited on the reverse side of this sheet.

No. 5 consists of 160 acres, all fenced with 4 wires, about 25 acres practically clear and ready for the plow, and about 100 acres fairly well set in mesquite, but as fine as any land in the county; about 35 acres somewhat cut by a branch, on which is now a good tank with lasting water. Price, \$27.50 per acre, on terms cited on the reverse side of this sheet.



(OVER)

LOCATION

NOW as to this particular land. It is fine, level, open prairie land, being a part of the most elevated plateau land in Young County. Its elevation is almost a guarantee that your crops will be safe from the late frosts that the valley farmer has to contend with. It is very important in selecting a home to have good water. The wells in the neighborhood of this land range from 80 to 150 feet deep and furnish an abundant supply of good water. You say you wouldn't consider land unless it is near a school, gin, etc. Now, listen to this—there is a public school at one corner of the land, a fine new gin at Murray, a few miles to the south; another gin three miles north at Proffitt, a mail route passes along the west and north sides of the land, a railroad shipping point 9 miles northeast at Newcastle, a prosperous town of 600 people, with a good road all the way there, laned and bridged. Most of the land has sufficient mesquite timber for fencing, and there is an ample supply of post oak for fuel nearby. It is only three miles to the coal fields, and over 100 men are now employed at the Newcastle mines. This land is near a large tract of fine farming land, which will probably come on the market within the next few years. The men living on this land will have the advantage of being on the ground when the time comes.



CLOSE TO COAL

The county seat of Young County is 20 miles to the southeast. The Rock Island survey from Graham to Throckmorton runs one mile north of this land, and the halfway point between Graham and Throckmorton is on it. Four railroads are now projected through this section, and at least one will probably build at an early date. One of the largest coal fields in Texas is only a few miles to the southeast. The opening up of this coal will mean a great increase in the demand for garden truck, poultry and dairy products, the very things that go to make a farmer prosperous. Arrangements are now being made to drill for oil and gas at several points in the coal fields. Will this land increase in value? In view of all that has been said, how would you answer the question?



LIBERAL TERMS

Next to the land itself, you are most interested in the terms. One-tenth, or more if you want to pay it, cash, and the balance at your option, on or before 2, 3, 4, 5, 6, 7, 8, 9 and 10 years, at 8% interest, payable annually. Each tract is fenced to itself, and if you are ready to go on the land and build a home you can borrow two-thirds of your cash payment at 8% interest and distribute its repayment over the ten years time given. If you have money enough to improve your place and take up your first note, you will have no note maturing for three years—your interest, amounting to about \$230.00 a year, would be all you would have to pay until your next note matured.

E. S. GRAHAM,

GRAHAM, TEXAS.

LAND AGENT.

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